

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIEGO

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

(CCR Title 25 §6202)

Reporting Period 01/01/2013 - 12/31/2013

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

You Are Here - 811 25th St.	5+	Renter	0	2	0	16	18	18		Inclusionary, DB	
15th & Island - 1469 Island Av.	5+	Renter	0	72	0	884	956	956		Inclusionary, DB	
9th & Broadway Apartments - 929 09th Av.	5+	Renter	188	60	0	0	248	248	Low Income Housing Tax Credits, Redevelopment Agency or Successor Agency Funds		
Aztec Court Apartments - 6237 Montezuma Rd.	5+	Renter	2	0	0	22	24	24		Inclusionary, DB	
Broadstone - 1980 Kettner Bl.	5+	Renter	0	36	0	165	201	201		Inclusionary	
Casa Mira View - 11195 Westview Py.	5+	Renter	0	185	0	615	800	800		Inclusionary, DB	
COMM 22 - 2225 Commercial St.	5+	Renter	69	0	0	61	130	130	Low Income Housing Tax Credits, Mortgage Revenue Bonds, Redevelopment Agency or Successor Agency Funds		
Fairbanks Commons - 15870 Camino San Bernardo	5+	Renter	17	146	0	0	163	163	Low Income Housing Tax Credits, Mortgage Revenue Bonds		
Civita Senior Affordable	5+	Renter	91	41	0	2	134	0	Low Income	Inclusionary	

Housing									Housing Tax Credits		
Kensington Commons	5+	Renter	0	3	0	31	34	34		DB	
The Point, Murfey	5+	Renter	0	2	0	19	21	21		DB	
(9) Total of Moderate and Above Moderate from Table A3					0	4269					
(10) Total by Income Table A/A3			412	628	0	4269					
(11) Total Extremely Low-Income Units*			16								

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	778	124	1105	0	1	2008	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	21977	412	0	0	0	0	0	0	0	0	412	21565
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	16703	628	0	0	0	0	0	0	0	0	628	16075
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		15462	0	0	0	0	0	0	0	0	0	0	15462
Above Moderate		33954	4269	0	0	0	0	0	0	0	-	4269	29685
Total RHNA by COG. Enter allocation number:		88096	5309	0	0	0	0	0	0	0	0	5309	82787
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Development Monitoring System	Monitor residential development for remaining development capacity and ability to track site inventory to determine/adjust phasing of community facilities.	Ongoing 2020	Currently evaluating the process of replacing the current Project Tracking System with a modernized system that will enable staff to more easily gather the data necessary to adjust capacity estimates and prepare annual progress reports.
Identification for Mixed-Use, Urban Infill	Identify areas of the City that have characteristics suitable for density sufficient to support affordable housing and a variety of support uses, transit and public facilities and services.	Ongoing 2020	The City of San Diego continues to implement the City of Villages Strategy through the implementation of the 2008 General Plan, the 12 ongoing Community Plan updates, and focused plan amendments. Future community plan updates and focused plan amendments will locate and quantify density.
Enforcing adopted density ranges in community plans	Require new residential development to be within the density ranges designated in community plans	Ongoing 2020	Ongoing implementation of the 2008 General Plan policy LU-C.4 to ensure that proposed development meets density minimums of land use designations.
Density Bonus (HE-31)	Promote publicly and privately sponsored programs aimed at the development of affordable housing low-income households.	Ongoing 2020	<p>The City implements Density Bonus pursuant to state law.</p> <p>In 2103 DB affordable housing were included in these projects and resulted in 120 units of affordable housing: The North Parker; You Got Mail; You Are Here;</p>

			15th & Island, Aztec Crt.; Apt., Civita; Kensington Commons; The Point Murfey.
Tax Credits and Bonds (HE-31)	Promote publicly and privately sponsored programs aimed at the development of affordable housing low-income households.	2013	<p>After a 15-year tax credit compliance period, SDHC will have the option to buy any of the six public-private partnership properties.</p> <ul style="list-style-type: none"> -Arbor Village - 111 -Vista Grande - 48 -Riverwalk Apartments - 49 -Estrella del Mercado - 91 -Mission Apartments -84 -Park Terramar - 20 <p>Tax Credit 2013: Civita, Mesa Commons, Fairbanks Commons, Comm22 9th Broadway, Fairbanks Square. Total 620 affordable Housing Units for VLI and LI persons. Many of these projects also had financing from Mortgage Revenue Bonds.</p> <p>SDHC authorized the issuance of \$81,170,000 in Multifamily Housing Revenue Bonds, administered by the State of California. These bonds provided funding for the construction of 417 new affordable housing units in the City:</p> <ul style="list-style-type: none"> -Celadon on Ninth and Broadway -COMM22 Family Housing -COMM22 Senior Housing -Fairbanks Square <p>By December 31, 2013, SDHC administered a portfolio of \$545,149,815 in Multifamily Housing Revenue Bonds.</p>
Coastal Zone Program	Continue to utilize federal and state subsidies to the fullest to meet the needs of low-income residents.	In Effect	<p>There are currently approximately 62 acres of vacant developable land remaining in the Coastal Zone. The shortage and extremely high price of land in this zone make it very difficult to provide new affordable units in this area without large subsidies.</p> <p>The City has found it to be much more cost effective to provide affordable housing away from the immediate coast. There are currently approximately 361 acres of vacant developable land located within three miles of the Coastal Zone.</p>
SROs/Living Units (HE-31)	Incentivize retention of existing, and development of new, living units on SRO's. Simplify the construction project approval process for SRO's and Living Units. Provide 400 units by 2010.	Ongoing 2020	Currently, SDHC has awarded 72 federal Project-Based Housing Vouchers, with an estimated annual value of \$716,256, to support housing at historic Hotel Churchill in Downtown San Diego. The renovation will hope to create 72 affordable studios for homeless individuals or those who are at risk of homelessness and in need of mental health services.

			<p>The renovation of Hotel Churchill will also preserve Single-Room Occupancy (SRO) units that are affordable to very low-income San Diegans with incomes up to 50 percent of San Diego's Area Median Income.</p> <p>The City currently has 337 SRO hotels with 13,162 units. Twenty-two properties with a total of 2,146 SRO units in the City are exempt from the replacement requirements.</p>
Small Lot Subdivision Ordinance	Encourage use of these zones to foster more efficient land use.	Ongoing 2020	The use of the RT and RX zones are considered as part of the community plan update process. Currently 12 community plan updates are in process.
Military (HE-32)	Cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants have the opportunity to become an integral part of communities.	Ongoing 2020	Per the 2013-2020 Housing Element, 1,400 Military Housing Units have been planned at Marine Corps Air Station Miramar, but have not yet started construction. These units will be offered to military families at rents below market rate, and thus reduce the need for military families to compete for housing in the San Diego rental market.
Student Housing (HE-33) 1. UCSD, 2. SDSU, 3. USD	Partner with others to provide as much student housing as possible on and adjacent to campuses.	2013	No new housing units/beds in planning or construction during this period.
Mobile Home Parks Overlay and Manufactured Housing Development	Manufactured housing should be compatible in design with nearby market-rate housing. This policy is intended to provide more affordable housing without compromise.	Ongoing 2020	The Housing Commission administers a mobile home grant program which makes one-time only mobile home repair grants up to \$5,500 available to very low-income mobile home owners for health and safety repairs.
Provision of Farm Worker Housing	Seek to provide additional housing units for farm workers with mobile home or manufactured housing units on City-owned land. Encourage the City's leaseholders in the San Pasqual Valley Agricultural Preserve to provide additional farm worker housing on their leaseholds.	Ongoing 2020	<p>The City of San Diego owns 23 housing units in San Pasqual Valley. The units are occupied by full-time agricultural employees and their families who are of very low-income. Most of the units are in good condition.</p> <p>In addition to the City-owned farm worker housing units, an additional 30 lessee-owned farm worker housing units currently exist in the San Pasqual Valley. A total of 53 farm worker housing units are present in the San Pasqual Valley.</p>
Housing for the Homeless	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	Ongoing 2020	<p>SDHC contracts with the Alpha Project for the Homeless to run the shelter's day-to-day operations. SDHC also administers the City's Veterans Emergency Winter Shelter, located in the Midway district at the U.S. Navy SPAWAR facility. The 150-bed shelter is operated by Veteran's Village of San Diego.</p> <p>Before 2013, these shelters traditionally opened around Thanksgiving and closed each year around the end of March or beginning of April. Under budgeting action by the Mayor and the San Diego City Council, however, both</p>

			<p>shelters remained open throughout all of 2013 and into the early summer of 2014.</p> <p>SDHC approved the first in a series of extensions on March 15, 2013, for the Single Adult Emergency Winter Shelter. An extension for the Veterans Emergency Winter Shelter followed on April 12, 2013.</p>
Veterans Village of San Diego (VVSD)	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	<p>Veteran's Village of San Diego received \$95,000 through a contract with SDHC for 2013.</p>
Connections Housing Downtown	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	<p>In 2013, 50 vouchers were awarded at an annual value of \$565,200</p> <p>After Connections Housing Downtown opened, homelessness in the surrounding neighborhoods dropped approximately 70 percent, according to PATH. During its first year Connections Housing Downtown also:</p> <ul style="list-style-type: none"> -Provided 15,000 service appointments in the PATH Depot Multi-Service Center, where 34 providers offer assistance with job counseling, legal aid, veterans services and more; -Helped 123 homeless veterans find jobs; and -Provided nearly 12,000 medical and mental health visits at the Downtown Family Health Center.
City of San Diego's Winter Shelter Program	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	<p>SDHC approved the first in a series of extensions on March 15, 2013 for the Single Adult Emergency Winter Shelter (receiving \$960,623). An extension for the Veterans Emergency Winter Shelter followed on April 12, 2013 (receiving \$523,158).</p> <p>Families unable to find shelter can receive a reprieve from homelessness by applying for emergency help through the County of San Diego Cold Weather Shelter Voucher Program.</p> <p>SDHC allocated \$50,000 to the program in Fiscal Year 2014 (July 1, 2013-June 30, 2014).</p>
Cortez Hill Family Shelter	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as</p>	2013	<p>In Fiscal Year 2013, Cortez Hill Family Center received \$209,433 from SDHC and \$393,819 in Emergency Solutions Grant (ESG) funding from the City and \$203,838 in federal Community Development Block Grant funds</p>

	<p>permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>		
Neil Good Day Center	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	<p>SDHC administers the City's contract with the Alpha Project to manage day-to-day operations at a cost of \$500,000 in Fiscal Year 2013. Funding is derived from the federal Community Development Block Grant program. In total, they received \$516,303.</p> <p>More than 1,760 guests received case management assessment and other individual services, while 2,700 made use of the computer lab.</p>
Domestic Violence Shelter	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	<p>Becky's House was awarded 2 vouchers at an annual value of \$19,896.</p> <p>Becky's House was also awarded \$147,874 through the City's HTF under Transitional Housing Programs</p>
Transitional Housing Program	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	<p>Transitional Housing Programs in 2013 received \$979,731 from the City's HTF. These programs provide temporary housing and services for more than 400 households who need support to get back on their feet, helping individuals find employment and affordable housing.</p>
Project Homeless Connect	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	<p>The 8th Annual Project Homeless Connect took place on 12/04/13 provided services to 854 homeless persons at Golden Hall on December 4, 2013. More than 690 volunteers and 86 service providers came together for PHC.</p> <p>The 7th Annual Project Homeless Connect took place on 01/30/13 and served 1,150 individuals.</p> <p>In total, Project Homeless Connect received \$10,528.62 from the SDHC for 2013</p>
Five-Year Work Plan Toward Goal of Ending Homelessness in Downtown San Diego	<p>Actively support providers of homeless services in establishing additional short-</p>	2018	<p>Through Connections Housing Downtown, the 12-story, year-round homeless facility is a part of an innovative approach to ending homelessness that</p>

	term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.		combines housing with an array of support services for men and women who previously lived on the streets of Downtown San Diego. In 2013, the SDHC began preparing a three-year strategic plan toward the goal of ending homelessness in San Diego.
Regional Continuum of Care Council (RCCC)	Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.	2013	In 2013, SDHC administered \$2,367,792.65 in federal Continuum of Care (CoC) funds from HUD to provide rental assistance for homeless individuals with disabilities and their families to live in permanent supportive housing in the City. Eight participating programs provided a minimum of 211 affordable housing units. Tenants in these programs pay up to 30 percent of their adjusted income toward their rent, with the remainder of their rent paid by the CoC funds. If a tenant has no income, the CoC funds pay the entire rent amount. CoC directed \$15,708,015 in 2013: \$10,084,545 for the City of San Diego and \$5,623,470 for the County of San Diego.
Housing Opportunities for Persons with AIDS (HOPWA)	Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.	Ongoing 2020	Housing opportunities for HOPWA recipients are provided through the County of San Diego
CalWORKS	Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.	Ongoing 2020	Ongoing. Funds are available to individuals on public assistance to prevent homelessness by providing rent and utility payment.
Section 202 Section 811 (HE-32)	Focus resources for elderly housing at the lower end of the income spectrum. Support integration of persons with disabilities into private housing market to the extent possible.	2013	No projects with Sections 202 or 811 were created. None Section 202 or 811 Programs for elderly Approximately 54 percent of Section 8 Housing Choice Voucher (HCV) households are targeted for the elderly or disabled. The SDHC partnership with and the renovation of Parker-Kier Apartments

			<p>provides 33 affordable apartments, 11 of which are designated for very low-income seniors (55 and up) who receive social and medical services from St. Paul's Program of All-Inclusive Care for the Elderly. The apartments were revived as affordable housing with supportive services for very low-income seniors and people at risk of homelessness under a lease between SDHC and HDP.</p> <p>SDHC administered \$2,367,792.65 in federal Continuum of Care (CoC) funds from HUD to provide rental assistance for homeless individuals with disabilities and their families to live in permanent supportive housing in the City. Eight participating programs provided a minimum of 211 affordable housing units.</p>
The Plan to End Chronic Homelessness	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	Ongoing	Ongoing
Homeless Outreach Program (HOT)	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	HOT received \$40,000 in increased funding for 2013
Project 25	<p>Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing.</p> <p>Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.</p>	2013	<p>Project 25 continued to assist up to 25 chronically homeless individuals at a time, including 10 receiving supportive services for severe and persistent mental illness.</p> <p>During Fiscal Year 2013, 24 homeless individuals had housing through federal Sponsor-Based Housing Vouchers SDHC awarded to support Project 25:</p> <ul style="list-style-type: none"> -23 retained their housing for six months or more; -18 retained their housing for 12 months or more; and -15 obtained or maintained income to support their housing. <p>Project 25 also received 25 Vouchers at an annual value of \$282,600</p>
Homeless Management Information System	<p>Actively support providers of homeless services in establishing additional short-</p>	2013	SDHC provided \$45,000 in Fiscal Year 2013 to help with the ongoing operation of the San Diego region's HMIS.

	term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.		
Support for Regional Task Force on the Homeless	Provide annual funding to cooperate with other jurisdictions and coalitions in conducting regional goal-oriented planning and coordination that will identify gaps in service and seek methods to improve the responsiveness of existing homeless service systems. Promote interagency communications, collaborations and partnerships to achieve an efficient and cost-effective delivery of services to the homeless and those at risk of becoming homeless.	Ongoing 2020	The City has continued to provide annual funding. The RTFH continues to serve as a central repository of information on homeless needs and assistance, and serves as the Regional Continuum of Care's designated Homeless Management Information System lead for the region.
Listing of Affordable Housing Units (HE-37)	Maintain a comprehensive listing of housing developments in the City which have units reserved for low-income households.	Ongoing 2020	Updated quarterly and posted on www.sdhc.org , the Affordable Housing List document is a comprehensive listing of housing developments in the City, which have units reserved for low-income households.
Support for Research and Legislation for Affordable Housing	Seek and support legislation related to Affordable Housing	Ongoing 2020	The City has continued to support research by the state and other agencies to identify and adopt new construction methods and technologies to provide affordable housing and research to adopt innovative financing methods to facilitate affordable housing. Additionally, the City shall seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.
Pursuit of state and federal funding (HE-38)	Seek legislative changes at the state and federal levels to make affordable housing programs more responsive to the needs of low-income households.	Ongoing 2020	The City has continued to monitor the status of all existing and potential state and federal funding resources for affordable housing and apply for all competitive state and federal housing monies.
Inclusionary Housing (HE-38)	Promote provision of affordable housing throughout all areas of the City and near all major employment centers.	In Effect	Ongoing
Low-Interest Loans (HE-39)	Promote provision low-interest loans throughout all areas of the City and near all major employment centers.	2013	SDHC has funded projects through loans with the Veteran's Village of San Diego, San Diego Square, COMM 22, Mesa Commons, Juniper Gardens
Accessibility (HE-39)	Utilize the City's regulatory powers (e.g.,	2009	All units in multifamily projects with four or more units are required by state law

	land use, fees, etc.) to promote affordable and accessible housing, ensure that the development of low-income housing meets applicable standards of health, safety and decency and foster a housing stock that meets the needs of all residents across lifecycles.		to meet accessibility standards.
City-Owned Land for Housing	Develop City owned sites with housing	Ongoing 2020	The City will continue an ongoing effort to identify City-owned parcels that have potential to be used for affordable housing. The City Council will be periodically informed of available properties and their suitability and feasibility for housing.
Employer-Assisted Housing	Partner with area employers to develop employer-assisted housing programs and employer-developed housing opportunities.	Ongoing 2020	The City plans to explore methods to partner with and assist area employers who are interested in providing affordable housing for their employees. An area of particular focus will be employer developed housing opportunities.
Hotel/Motel Family Voucher Program	Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide services and housing to specialized subgroups with disabilities including "at-risk" families.	2013	The Cold Weather Shelter Voucher Program provided vouchers and case management services to 343 families within the City of San Diego in 2013, with the goal of helping them find stable, long-term housing.
Housing Code Enforcement	Coordinate code enforcement efforts with housing rehabilitation programs.	Ongoing 2020	Efforts are ongoing.
Mobile Home Inspection (HE-52)	Inspect 5% of Mobile Home Parks each year to ensure compliance with CA Code of Regulations, Title 25, and Health and Safety Codes.	Ongoing 2020	The City will continue to inspect 1,300 mobile homesmobile home parks for compliance with minimum health and safety standards. Inspect 5% (980 mobile home parks) annually.
Housing Maintenance Education Training (HE-52)	Primarily to keep maintenance personnel as informed as possible in their respective field. Program topics include focus on new hires and long-term employees.	Ongoing 2020	The City will continue to encourage new and existing property owners to participate in self-help training workshops and classes through outreach efforts.
Code Enforcement/Rehabilitation Coordination (HE-52)	Refer property owners with code violations to private and public lending institutions for assistance to repair and rehabilitate their units.	Ongoing 2020	Efforts are ongoing.
Neighborhood Cleanup Programs (HE-52)	Support neighborhood cleanup programs.	Ongoing	Efforts are ongoing, although they are now limited due to the dissolution of Redevelopment, which had provided a significant source of funding

HUD Lead Hazard Control Grant	Encourage the maintenance and repair of existing renter- and owner- occupied housing to prevent deterioration by promoting educational and training programs on basic housing maintenance procedures and techniques. Coordinate code enforcement efforts with housing rehabilitation programs.	Ongoing 2020	
HUD Healthy Homes Demonstration Grant	Encourage the maintenance and repair of existing renter- and owner- occupied housing to prevent deterioration by promoting educational and training programs on basic housing maintenance procedures and techniques. Coordinate code enforcement efforts with housing rehabilitation programs.	2013	<p>The City of San Diego used OHHLHC Healthy Homes Program funds to remediate 228 units. Of the 228 households, 49.1 percent visited emergency room or urgent care center for asthmatic symptoms before the intervention.</p> <p>Property owners in the City of San Diego are eligible for a complete risk assessment of their property and up to \$5,000 per unit to remedy health and safety issues discovered during the assessment.</p>
Financing	The City will work with HUD to protect the very low, and low income residents placing an emphasis on residents living under Section 8 Housing.	2013	SDHC has helped finance: Fairbanks Commons, Fairbanks Square, COMM 22, Veteran's Village of San Diego, and Ninth and Broadway
Preservation of "At Risk" Units- Compliance, Monitoring, Education	Monitor owners of "at-risk" projects. Administer an Acquisition and Rehabilitation Program to assist for-profit and nonprofit developers in acquiring and rehabilitating housing units that preserve affordability in rental projects that are at-risk of converting to market rents.	2013	Juniper Gardens - 40 unit multifamily preservation rehab project in City heights completed in November 2013.
Single Room Occupancy	Monitor and participate in federal, state or local initiatives that address affordable housing preservation (e.g. support state or national legislation that addresses "at-risk" projects, support full funding of programs that provide resources for preservation activities) placing an emphasis on affordability.	2013	The City currently has 337 SRO hotels with 13,162 units.
Housing Rehabilitation	Acquire and rehabilitate housing units that preserve affordability in rental projects that are "at risk" of converting to market-rate rents.	2013	<p>Hotel Sandford - 130 unit senior SRO rehabilitation in downtown San Diego, completed in March 2013.</p> <p>Juniper Gardens - 40 unit multifamily preservation rehab project in City heights completed in November 2013.</p>

Mobile Home Repair Grants	Provide funding support to assist in the rehabilitation of both renter- and owner-occupied housing.	Ongoing 2020	SDHC provides up to \$5,500 for health and safety repairs to Mobile Homes.
Acquisition and Rehabilitation	Provide funding support to assist in the rehabilitation of both renter- and owner-occupied housing.	2013	Hotel Sandford - 130 unit senior SRO rehabilitation in downtown San Diego, completed in March 2013. Juniper Gardens - 40 unit multifamily preservation rehab project in City heights completed in November 2013. Hotel Churchill-73 unit project with estimated completion in 2016
Farm Worker Housing	Continue to support the maintenance and rehabilitation of the 23 City-owned farm worker housing units in San Pasqual Valley.	2013	No additional farm worker housing has been added during the reporting period. The lessees are responsible for maintenance of the farm worker units, however the City, through the Water Utilities Department, provides funds for rehabilitation where needed.
No Interest (0%) Deferred Payment Loans	Provide funding support to assist in the rehabilitation of both renter- and owner-occupied housing. Seek to leverage its funds for rehabilitation with other non-local public and private sources.	Ongoing 2020	Through the Choice Communities Program, the provision of no-interest loans up to \$1,450 for security deposits, to be paid to the property owner, with low monthly repayments
Project Management (HE-76)	Consolidate review functions, speed project review, assign a single point of contact for each project, create a project tracking system, and focus on better customer service overall.	In Effect	Ongoing
Project Tracking System (HE-76)	Efficient development review and customer service, organizes customer flow, maps project information, supports development review, project management, fee invoice, and permit and inspection activities	Ongoing replacement 2017	Ongoing
Voluntary Accessibility Expedite Program	Consider adding accessibility as a qualified development consideration for addition to City's current Expedite Program.	Adopted in 2012	The Voluntary Accessibility Program is a new incentive program that became available citywide to residential projects as of April 11, 2012. Projects will be granted incentives to help streamline project processing and/or to provide relief from development regulations to facilitate accessible design.
Land Development Code Changes for Housing Affordability (HE-77)	Continue to study and implement zoning and permit processing changes to further reduce housing costs and average permitting times.	Ongoing 2020	Continue to implement DSD's Business Process Re-engineering (BPR) measures.

Companion Unit Ordinance (HE-78)	Adopted in 2003 to be more streamlined and efficient by allowing ministerial processing	2013	No companion units permitted in 2013
Master Environmental Impact Reports (HE-79)	Use Master EIR's for redevelopment and specific plans.	Ongoing 2020	Ongoing
Exemptions of Affordable Housing from Environmental Review (HE-79)	Utilize CEQA exemption for affordable housing.	Ongoing 2020	Ongoing
Affordable Housing Parking Regulations	Equitably and reasonably apply and interpret regulations for building and housing permits to protect public health and safety, implement community and General Plan goals, and strive for achieving the best approaches to providing affordable housing in a timely manner.	Adopted by Council in 2012	Ongoing
Community Planning Group Training (HE-79)	Educate participants in the community planning process on how to implement community and affordable housing objectives.	Ongoing 2020	Ongoing. Training is offered annually.
Reasonable Accommodations Requirement (HE-79)	Evaluate and revise its Land Development Code procedures as appropriate including eliminating all discretionary requirements for processing Reasonable Accommodations requests.	Adopted	Ongoing
Needs Assessment	Establish objective, performance-based criteria for prioritizing and funding infrastructure projects in support of residential development.	In Effect	Ongoing
Facilities Financing Plan Updates	Identify the various existing and potential funding sources for infrastructure/public facility needs, including local, state, and federal money, as well as potential ballot measures.	Ongoing 2020	Occurs concurrently with Community Plan Update process.
Workforce Partnership	Actively support providers of homeless services in establishing additional short-term and temporary housing as well as permanent supportive housing. Encourage interagency efforts to provide	Ongoing 2020	Ongoing. The program coordinates job training and employment placement services including services for homeless veterans, youth, and the disabled.

	services and housing to specialized subgroups with disabilities including "at-risk" families.		
Infrastructure Committee	Explore use of other financing tools such as Community Financing Districts (CFD's) to provide infrastructure needed to support TOP and mixed-use infill development. An emphasis will be placed on affordable housing and sustainability.	Ongoing 2020	Meets Monthly.
Section 8 Certificate / Vouchers (HE-87)	Aggressively pursue all federal, state and local resources available to provide financial assistance, education, and related services to low-income renters and first-time homebuyers.	2013	<p>The HCV program is SDHC's largest, providing rental assistance to 14,369 households in 2013. Approximately 54 percent of HCV households are elderly or disabled.</p> <p>SDHC received \$158,859,892.50 in 2013 from HUD to fund the HCV program. With nearly 47,000 people on the waiting list for HCV rental assistance in the City, funding for the federal program remains essential</p>
Supportive Housing Program (HE-87)	Promote alternative forms of housing which offer opportunities for economies of scale and shared facilities and services.	2013	<p>Approximately 20 percent, or 14, of the Hotel Churchill units are anticipated to be designated as permanent supportive housing, offering services to those residents.</p> <p>In 2013, SDHC contracted with HDP for 10 years to operate Parker-Kier as permanent supportive housing.</p> <p>SDHC directed 75 federal vouchers from the HUD-Veterans Affairs Supportive Housing (VASH) program to provide housing for veterans.</p> <p>In 2013, SDHC administered \$2,367,792.65 in federal Continuum of Care (CoC) funds from HUD to provide rental assistance for homeless individuals with disabilities and their families to live in permanent supportive housing in the City.</p>
Housing Opportunities for People with AIDS (HOPWA) Tenant Based Rental Assistance Program (TBRA) (HE-88)	Recognize the benefits of emphasizing affordable housing for people with disabilities and special needs.	Ongoing 2020	Ongoing
Shelter Plus Care (HE-88)	Take maximum advantage of resources available to provide financial assistance, counseling and related services to homeless persons and families in need.	2013	For 2013, the program received \$2,367,792.65 from HUD Continuum of Care Funds
Existing Public Housing (HE-88)	Take maximum advantage of all federal state and local resources available to	Ongoing 2020	Although the Housing Commission transitioned out of the public housing program, SDHC still owns and operates public housing units, however, public

	provide financial assistance, counseling and related services to low-income renters and first-time homebuyers. Maintain occupancy of 1,782 units.		housing residents have been awarded Section 8 vouchers. Residents may use the voucher to remain in their resident or rent from any landlord accepting vouchers. HUD approved conversion of 1,366 public housing units to apartments that accept federally funded Section 8 vouchers. The success of this program is now being looked at as a national model.
Counseling Assistance to First-Time Homebuyers (HE-88)	Take maximum advantage of all federal state and local resources available to provide counseling and related services to first- 100/year time homebuyers. Homebuyer education for 500 households.	Ongoing 2020	The City of San Diego has approximately ten HUD approved nonprofit housing counseling agencies.
Financial Assistance to First-Time Homebuyers (HE-89)	Take maximum advantage of all federal state and local resources available to provide financial assistance, and related services to first-time homebuyers. Financial assistance to at least 650 households.	2013	114 families were assisted with a combined total of \$7,682,337 in loans and grants
Housing Opportunities Collaborative	Aggressively pursue all federal, state and local resources available to provide financial assistance, education, and related services to low-income renters and first-time homebuyers	Opened in 2011	Ongoing
Shared Housing for the Elderly - ElderHelp of San Diego (HE-89)	Help adults 55+ remain independent at home while providing an affordable housing option for adults of all ages.	2013	In the City of San Diego, ElderHelp's HomeShare program had a 9% increase in the number of housing referrals and a total of 25 matches for FY13.
Housing Affordability Impact Statement (HE-89)	A Housing Impact Statement is provided in reports to decision makers to convey the effect of a proposal on achieving or maintaining affordable housing.	Ongoing	Included on all applicable staff reports to the Planning Commission and City Council.
Mobile Home Relocation Policy (HE-89)	The City will require that the tenant relocation provisions of SD Municipal Code Chapter 14, Article 3, Division 6 be met.	Adopted	The Housing Commission continues to monitor tenant relocation in accordance with the Municipal Code and Housing Commission Policy PO-BEF-301.06.
Mobile Home Mediation / Communication (HE-90)	The City will require that the tenant relocation provisions of SD Municipal Code Chapter 14, Article 3, Division 6 be met.	Effective 2001 Ongoing 2020	The City continues to regulate mobile home parks through the Mobile Home Park Overlay Zone.
Community Reinvestment Act (HE-90)	Encourage lenders to meet their	Ongoing 2020	Annual monitoring of lending institutions in CRA obligations. SDHC continued

	Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs to encourage homeownership. To the extent consistent with yield and security considerations, the City shall encourage public agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas.		to work with the County of San Diego to fund the City-County Reinvestment Task Force, which is responsible for monitoring banking practices in the San Diego region and developing strategies for reinvestment in partnership with public, community, and private lending institutions.
Keys to Housing Toolbox	Develop a method to ensure an equitable distribution of housing options and co-located support service facilities based on need, throughout the City to improve accessibility with an emphasis on "at-risk" families and the homeless population.	Ongoing 2020	The Toolbox outlines five key areas for action with eight core outcomes that can be used as a planning tool for organizations and communities, as well as an interactive website with hundreds of resources.
Housing Trust Fund (HE-90)	Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to make expand the HTF and other public affordable housing resources.	2013	SDHC directed \$979,731 toward HTF transitional housing programs for 2013, approved by the San Diego City Council. These programs provide temporary housing and services for more than 400 households who need support to get back on their feet, helping individuals find employment and affordable housing.
Shared Risk Loan Pool (HE-91)	Promote non-traditional development projects to the lending community.	Ongoing 2020	The City-County Reinvestment Task Force encourages banks and Savings and Loan institutions to utilize existing loan pools operated through the California Community Reinvestment Corporation (CCRC) and the Savings Association Mortgage Company (SAMCO) to provide loans for affordable housing and nontraditional development projects.
Down Payment/Closing Cost Assistance Grants	Enforce all federal, state, and local ordinances or regulations pertaining to land use incentives which promote affordable housing opportunities for low- and moderate-income homebuyers, such as inclusionary housing and density bonus.	Ongoing 2020	Ongoing
Mortgage Credit Certificate Program	Enforce all federal, state, and local ordinances or regulations pertaining to land use incentives which promote affordable housing opportunities for low- and moderate-income homebuyers, such	2013	In 2013, 114 families were assisted with a combined total of \$7,682,337 in loans, grants and Mortgage Credit Certificates.

	as inclusionary housing and density bonus.		
Deferred Payment 3% Interest Loan Program	Enforce all federal, state, and local ordinances or regulations pertaining to land use incentives which promote affordable housing opportunities for low- and moderate-income homebuyers, such as inclusionary housing and density bonus.	2013	Deferred-payment loans of up to \$25,000 at 3 percent interest, which are forgivable over 10 years, are targeted to eight former redevelopment areas: -City Heights; -College Grove; -Crossroads; -Grantville; -Linda Vista; -North Park; -San Ysidro; and -Southeastern Part of the City
Transitioning Out of the Public Housing Program	Consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to expand the Housing Trust Fund and other public affordable housing resources.	Ongoing 2020	The City's Housing Trust Fund (HTF), administered by SDHC, supports 14 transitional housing programs, which are operated by non-profit organizations. SDHC directed \$979,731 toward these transitional housing programs, approved by the San Diego City Council. These programs provide temporary housing and services for more than 400 households who need support to get back on their feet, helping individuals find employment and affordable housing. Most of the programs allow participants to reside up to two years as they become more financially self-reliant.
Inclusionary Housing (HE-103)	Require that 10% of units be affordable to low- and/or moderate-income residents or payment of an in-lieu fee.	Ongoing	Ongoing. The City has two inclusionary housing programs. One in what was referred to as the "future urbanizing" areas of the North City, and one for the remainder of the City.
Reduce Impediments to Fair Housing	To the extent consistent with yield and security considerations, encourage public agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas.	2012 Ongoing 2020	In 2012, the City engaged two Fair Housing service providers for a multi-year contract: The Housing Opportunities Collaborative and Legal Aid Society of San Diego Inc. Actions will be taken to reduce the impediments to fair housing as identified in the 2011 update of the Analysis of Impediments to Fair Housing Choice.
Support of Fair Housing Organizations	The city will address impediments to housing with its fair housing service providers	Ongoing	Ongoing
Implementation of an Affirmative Marketing Program	Seek attainment of community balance, encourage location of affordable housing opportunities, and address impediments to housing with fair housing service providers	In Effect	Ongoing
Compliance with Cedillo Bill (Senate Bill 2) and Fair	The City will work closely with homeless	To begin	Staff is currently drafting ordinance

Housing Laws	service providers to revise the Land Development Code.	following adoption of Housing Element	
Implementation of Community Plan Density Ranges	City will utilize the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields.	In Effect	Ongoing
Transit-Oriented Development (HE-103)	Locate higher-density housing principally along transit corridors, near villages and in proximity to employment opportunities.	Address in the General Plan update and community plan updates.	Ongoing. The 2008 General Plan provides for TOD development and higher intensity mixed-use development along transit corridors and within village locations. The City is currently updating 12 community plans which will which promote housing, employment and services along transit corridors and near identified villages. Additionally, the SDHC has created a Three-Year Work Plan To Facilitate Transit-Oriented Affordable Housing Development (TOD).
Housing Related Parks Program (HRP)	Improve infrastructure systems throughout the City's communities as to support infill development and promote new affordable housing.	2010, 2011 Ongoing	The City of San Diego has actively participated in the first two rounds of the HRP Program (2010 and 2011), resulting in the development of new park facilities at the Central Avenue Mini Park and Chicano Park, and will continue to participate in all future rounds.
Car Sharing	Support the designation of preferred parking spaces for electric vehicle charging and carpooling for multi-family housing.	Launched in Nov. 2011	In Effect. Staff is currently drafting revisions to further expand the Car Sharing Program.
Affordable / In-fill Housing and Sustainable Building Expedite Program (HE-77)	Reduced processing times for projects meeting criteria to be considered Affordable/Infill projects or sustainable buildings.	Ongoing effort to reduce processing time by 50%	Current program is ongoing. Revisions to program anticipated in 2014.
Public Facility Standards	Create CEQA significance thresholds appropriate for infrastructure projects in urban settings and prioritize funding infrastructure projects in support of residential development.	Ongoing 2020	
Transportation Demand Management Program	Promote the conservation of nonrenewable energy resources such as solar and water reclamation and increase the number of people who carpool.	Ongoing 2020	SANDAG works with the City of San Diego, Caltrans, transit providers, and dozens of employers within the City to provide numerous services, including free online ride matching, a vanpool subsidy program, transit solutions, bicycle encouragement programs, SchoolPool, and others.

Residential Water Survey Program (HE-114)	Provide residential customers an interior and exterior water use survey of their home in an overall water conservation effort to save 32,000 acre feet per year by 2010.	In Effect	Ongoing
High Efficiency Clothes Washer Program	The Metropolitan Water District of Southern California provides cash rebates (up to \$85) to City residents who replace existing clothes washer with a High Efficiency Clothes Washer, promoting energy conservation.	In Effect	Ongoing
Weather Based Irrigation Controller	Provides cash rebates (\$25/station) to City residents with properties >= 1 acre, who replace existing non-weather based controller with Smart Controller (also known as a weather based irrigation controller or WBIC) to promote water and energy conservation.	In Effect	Ongoing
Rotating Nozzle Rebates	California provides cash rebates (\$4/per nozzle with a 15 nozzle minimum) to City residents who replace existing spray nozzles with efficient rotating nozzles to encourage cost effective energy technologies.	In Effect	Ongoing
Residential Rainwater Harvesting (Rain Barrel) Rebate Pilot Program	Support SDG&E programs to promote energy conservation by offering a cash back rebate when purchasing and installing a rain barrel to the home's rain gutter downspout.	In Effect	Ongoing
Smart Controller Rebates	To promote water and energy conservation by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter rebates up to \$400 and save money on their water bill for upgrading a non-weather based irrigation controller to a Smart Controller.	In Effect	Ongoing
Micro-Irrigation Rebates	To promote water and energy conservation by offering customers	In Effect	Ongoing

	residing in a single family home, duplex, townhome, or condominium that is served by an individual water meter a rebate of \$.20 per square foot (up to 2,400 square feet and \$480 per customer) for converting an overhead spray sprinkler system to a low application rate micro-irrigation system.		
Sustainable Landscape-Turf Replacement Rebates	Encourage and support cost-effective energy technologies by offering customers residing in a single family home, duplex, townhome, or condominium that is served by an individual meter rebates of \$1.25 or \$1.50 per square foot (up to \$3,000 per customer) for replacing living front yard lawn with sustainable and water-wise landscaping.	In Effect	Ongoing
SD Home Energy Upgrade Loan Program	Support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation by offering attractive home energy upgrade loans at relatively low interest rates (4.99 to 9.99%) and long term payback terms	Ongoing 2020	Ongoing
Energy Upgrade California	Support SDG&E programs to promote energy conservation by allowing City of San Diego homeowners the chance to have qualified contractors perform home energy assessments and specific energy-saving improvements	Ongoing 2020	Ongoing
California Solar Initiative	SDG&E and the Public Utilities Commission is providing \$2.1 billion to businesses, nonprofit organizations, public agencies, and homeowners to help lower their energy costs, reduce their reliance on fossil fuel-fed power plants, to create a sustainable energy future	Ongoing	Ongoing
Multifamily Solar Affordable Housing (MASH)	SDG&E and the California Solar Initiative are providing higher incentives (\$1.90 to	Ongoing	Ongoing

	\$2.80 per watt) to offset the project costs of installing photovoltaic systems on multifamily affordable housing		
CSI Thermal-Solar Water Heating	The CSI-Thermal Program offers cash rebates to San Diego Gas and Electric customers of up to \$1,875 for installing solar water heating systems on single-family homes and up to \$500,000 on multi-family homes	Ongoing	Ongoing
Public Outreach Campaign	Support and implement its Urban Water Management Plan and Conservation Program to develop a sound water storage program and promote voluntary water conservation and retrofitting.	In Effect	Ongoing
Residential High Efficiency Washing Machine Rebate	Provide financial incentives in a partnership with the San Diego County Water Authority to provide a program that provides a point-of-purchase discount of \$175 off the cost of a new qualifying HEW.	In Effect	Ongoing
Citywide Landscape Ordinance	Minimize erosion, conserve energy and water, reduce the risk of fire and improve the appearance of the built environment.	In Effect 2009	Ongoing
SDG&E Energy Innovation Center	To support energy conservation by educating San Diego residents about new energy technologies and cost-effective energy efficient practices.	Opened in 2012	Open to the Public
Community Energy Partnership Program	Support and encourage high performance standards in new construction and redevelopment to promote increased energy conservation.	Ongoing 2020	Ongoing
Home Energy Partnership	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction to promote and increase the use of renewable resources.	Ongoing	Ongoing
Renewable Buy Down Program	Support cash rebates for renewable energy electric generating systems.	Ongoing	Ongoing

Solar System Tax Credits	Offer federal tax incentives with the purchase and installation of eligible solar systems, including solar photovoltaic and solar hot water systems, as well as other renewable energy investments to promote energy conservation.	2008-2016	Ongoing
Property Assessed Clean Energy Program (PACE)	Promote the conservation of nonrenewable energy resources for single-family homeowners in the City of San Diego by financing the installation of renewable energy, energy efficiency improvements, and water conservation measures through loans that will be repaid by special assessments on the property owner's tax bill.	-----	-----
Community Land Trusts	Provide support to not-for-profit development corporations for development of affordable housing. Such support shall include technical training and assistance to develop capacity for housing development and financial assistance for housing development directly.	2013	On November 5, 2013, the San Diego City Council unanimously approved a lease-purchase agreement with the San Diego Community Land Trust. The agreement leases 16 single family lots for \$1 to SDCLT which will enable us to complete the due diligence on the property and prepare a development plan. Upon approval of the final development plan, the City will sell the lots to the SDCLT for \$1 each with the restriction that the lots be used to provide homes that are permanently affordable to low income households.
Bicycle Sharing	Provide an affordable alternative to driving, facilitate an increase in transit use, reduce vehicle trips and traffic, encourage new bike commuters, and make biking a viable option for people without bikes or with no place to store them.	Implementation began in 2013	The City's Bikeshare Program is expected to launch during the Summer of 2014.
Sustainable Expedite Program	Complete the City's work program related to Council Policy 600-27 to offer additional incentives that encourage new development and redevelopment of existing structures and sites to exceed the new Mandatory CALGreen Building Standards.	In Effect	Ongoing
Clean Generation Program	The City has developed a solar-financing program that offers low-interest, 20-year loans for solar installations to support and	Ongoing 2020	Ongoing

	encourage high performance design standards.		
Climate Mitigation and Adaptation Plan	The CMAP establishes a planning horizon of 2013-2035 and quantifies GHG emissions from the community-at-large, including retrofitting existing single- and multi-family homes to achieve targeted energy savings.	Anticipated Adoption- 2015	Currently in Draft Form
California Catalyst Communities	Provide a living laboratory to evaluate and identify effective housing and land use strategies to promote Sustainable Communities Strategies required by SB 375.	2010	Two City Projects selected.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAN DIEGO

Reporting Period 01/01/2013 - 12/31/2013

General Comments:

The 16 Extremely Low Income (ELI) units did not get included in Table B with the Low Income (LI) units as stated next to the asterisk footnote to Table B. Table B's LI units would increase to 443 if the ELI units had been added: (412 VLI units + 16 ELI units = 428 LI units total for table B) in Year 1. LI units remain 628; however, with the 16 ELI units included in VLI units the City of San Diego's total permits issued for 2013 was 5325 units.

The City of San Diego cannot use Certificate of Occupancy (COO) to provide a count of those housing units constructed because single family housing does not require COO; therefore reported are housing units for which permits have been issued. In addition, the affordable housing units detailed in this Report are those that have permits issued, have CC&Rs restricting affordability to 55 years, and have financing.